

RATHDRUM
PLANNING AND ZONING

PLANNING AND ZONING COMMISSION MEETING

MEETING MINUTES

Wednesday, June 17, 2020

6:00 PM

Due to the Coronavirus, this meeting was held with a Zoom device

PRESENT: Commissioner Furey, Commissioner Carr, Commissioner, Commissioner Shuman
ABSENT: Commissioner Munyer and Commissioner Hatcher
STAFF: Planner Siess, Assistant Planner Davey and City Administrator Duce

PLEDGE OF ALLEGIANCE

MINUTES: Approval of the meeting minutes for April 15, 2020 and May 20, 2020 as they are presented made in a motion by Commissioner Carr and seconded by Commissioner Shuman. All in favor stating aye.

Mr. Duce confirmed that fourteen attendees would be in the meeting via the Web-Zoom Cam.

PUBLIC HEARING – Willow Creek Re-Plat and PUD Request

Commissioner Furey gave an overview of the procedures of the public hearing process. Planner Siess gave an overview of the history of the subdivision to 1975, when it was platted, how many lots and what changes had happened over the years.

Applicant:

Representatives:

Paul Luber of Seneca Investments

Gordon Dobler of Frame and Smetana Engineering

The applicant's representatives provided an overview and presentation outlining their proposal. They discussed working and meeting extensively with city staff to address identified conditions in Willow Creek communicated by stakeholders and including the Commission and Council. They intend to provide solutions for the zoning / setback issues, floodplain and floodway issues, dealing with the appearance of the park, excessive vehicles, RVs and travel trailer, yard clutter,

home appearances and lack of tidiness. Their intent is to remedy all of these issues through some physical improvements and improved management and keep Willow Creek as a mobile home park to provide workforce housing that is clean, safe and affordable.

Following the Applicant's presentation Planner Siess presented the staff report displaying the five privately owned lots that are in this subdivision which are not included in the 135 lots, the parcel consists of 22.01 acres and excludes rights-of-way, zoning is R-3 residential, gave a description of the surrounding properties, review of the future land up map indicating that this is an extension of the Main Street Corridor. There are existing city utilities servicing this parcel, floodplain, floodways and flows were shown on the map. Issues of concern are unpermitted structures, vehicles not licensed, animal control and parking in the streets.

Public Testimony

In favor – None

Neutral:

Sara Bennett, 15073 N. Coeur d'Alene Street, Rathdrum, ID 83858

Spoke Neutrally – Ms. Bennett lives in Willow Creek and reiterated her concerns as stated in her written comment provided to the Commission and included in attached Exhibit D. Her concerns are primarily Coeur d'Alene Street traffic speed, crosswalk and no parking on the north side for visitors. She is concerned that the City may limit her parking area to two vehicles and she and her husband have three.

Kathy Taylor, 8349 W Meadowbrook, Rathdrum, ID 83858

Spoke Neutrally – Ms. Taylor lives across from the vacant lots where the septic field was located. She is glad the Imhoff tank will be demolished but is concerned about additional mobile homes across the street with only five-foot setbacks from one another and the fire danger. The area is currently used for BBQing and play area. She is also concerned about guest parking.

Jennie Leonard, 8149 W 4th Street, Rathdrum, ID 83858

Spoke Neutrally – Ms. Leonard lives behind the vacant lots where the septic field was located. She agrees that the area is used for a play area. She is concerned about the fencing owned by Willow Creek which backs her property also.

Opposed - None

Rebuttal

The Applicant's representative, Paul Luber, provided rebuttal to address public comments and clarify staff's recommended conditions of approval, notably limiting parking on Coeur d'Alene Street to two parking stalls (they can work with the owners), spacing of the new homes in the septic area (350' long allows an average of 50-foot wide space per home), the use of the area for recreation (they are improving a comparable sized area for use and Stub Meyer Park is across 4th Street) and guest parking (they will be putting them throughout the development as space allows). Staff also addressed concerns about Coeur d'Alene Street speed limit sign and crosswalk (will inform the Public Works Director to evaluate), no parking (had been previously signed no

parking and was re-signed after stormwater swales installed with development there), and additional parking for residences on Coeur d'Alene. Clarifying that dwelling will be required to be at least ten-feet apart and there will be a new fire hydrant installed in the area and other improvements are intended to enhance emergency response (including dealing with parking).

Mr. Luber then addressed staff to offer a change to suggested Condition of Approval #25 to allow a third parking stall for those homes on Coeur d'Alene Street to be provided front to back, without widening the parking areas. Verbiage was discussed with staff and the Commission and agreed to.

Close the public hearing

Open discussion by the Commissioners; approved of the parking layout with accommodating more parking, would like to see the crosswalk painted on Coeur d'Alene Street and complimented the applicant for a nice facility and excited to see improvements in this subdivision.

Motion: I move to recommend to the City Council that the proposal be approved, finding that it is in accord with the City of Rathdrum Comprehensive Plan and Rathdrum City Code, subject to the conditions of approval as found within the staff report for this proposal. I further move that the Planning and Zoning Administrator provide a written report to the council as soon as possible and include the recommendation of this Commission and the facts that provide a basis for the decision. With amending recommendation #25 as discussed in the meeting regarding parking and keep all other recommended conditions to remain the same. Made by Commissioner Furey and seconded by Commissioner Carr
All in favor stating aye

NEW BUSINESS: Code Revisions

Per the City Council's request, we will be reviewing and updating the Multi-family standards and perhaps having this code be a stand-alone code. Particularly the code for parking stalls to be revised and increase the guest parking and open space for apartments. A workshop will be scheduled in the near future.

Also, review the standards for lot coverage within residential zonings, building within the entire lot with excluding the setbacks.